



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 17, 2014

REQUEST: Minor Subdivision Final Plans – Subdivision Waiver Request (Sec. 2.5, Plan Submittal Requirements) / 610 St. Johns Road/Stoney Run Park

RECOMMENDATION: Approval

STAFF: Ivor A. Quashie

PETITIONER: Baltimore City Recreation and Parks Dept.

OWNER: Mayor and City Council

SITE/GENERAL AREA

Site Conditions: The subject property 610 St. Johns Road, is zoned R-5 residential. The property is improved by a one story home. This property is located on the north side of the street, at the end of St. Johns Road.

General Area: This property is located within the Wyndhurst neighborhood, which is largely residential in nature, with the exception of the two schools with large campuses Friends School to the northeast of the property and Gilman Country School to the northwest.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

ANALYSIS


Project: In 1963 Block 4293 lots 21, 22, 23, 24 were originally proposed to build a seven unit apartment house. Block 4293 Lot 20 which is 610 St Johns Road was to be acquired for parking for that project and all of the properties were consolidated by recordation, and so a subdivision is required to separate the Lot 20 as the house addressed as 610 St. Johns Road. Considering the properties were consolidated, the apartment building project was never built; the purpose of this waiver request is in essence, a request for an administrative approval to "undo" the 1963 consolidation without requiring the full submittal of plans that is normally required for subdivision review. This will allow the Recreation and Parks Department to expedite the purchase of 610 St. Johns Road and subdividing Lot 20 for the enhancement of the Stoney Run Trail.

In its consideration of the proposal, staff reviewed the following factors:

- Site Plan Review Committee (SPRC): No review is required at this time, there will be no development on the property. The subdivided land will be incorporated into the Stoney Run Trail.
- Subdivision Regulations: The project would otherwise comply with Baltimore City's Subdivision Regulations.

Staff recommends approval of the requested waiver of the requirements of Section 2.5 of the subdivision regulations. Strict compliance with the submittal requirements would prolong the process of Parks and Recreation acquiring the property.

Community Notification: The following community organizations have been notified of this action: The Wyndhurst Improvement Association and the abutting property owners.



Thomas J. Stosur
Director